

# UNOFFICIAL COPY



Doc#: 1301841063 Fee: \$40.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/18/2013 12:20 PM Pg: 1 of 2

01146-7505 1/2

## WARRANTY DEED

### WHEN RECORDED, MAIL TO:

Jason H. Sherwood, Esq.  
218 N. Jefferson, Suite 401  
Chicago, Illinois 60661

### SEND SUBSEQUENT TAX BILLS TO:

Scott Miles  
2411 W. Walton, Unit 2A  
Chicago, Illinois 60622

GRANTORS, **Zean Nielsen and Elizabeth Nielsen**, husband and wife, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, **Scott Miles**, of Toronto, Ontario, Canada, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

### SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 16-01-423-055-1006.

Property Address: 2411 W. Walton, Unit 2A, Chicago, Illinois 60622.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to the following, if any: (1) General real estate taxes for the year 2012 and subsequent years; (2) private, public and utility easements of record, if any; (3) covenants, conditions and restrictions of record, if any; (4) Purchaser's mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

DATED this 18 Day of December, 2012.

DATED this 18 Day of December, 2012.

Zean Nielsen

Elizabeth Nielsen

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss

STEWART TITLE COMPANY  
2055 W. Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that ZEAN NIELSEN and ELIZABETH NIELSEN, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 18 Day of December, 2012.

My commission expires 11/17/13

Notary Public

PREPARED BY: James D. Zazakis, Esq., 4315 North Lincoln, Chicago, Illinois 60618

REAL ESTATE TRANSFER 12/31/2012



CHICAGO: \$4,987.50  
CTA: \$1,995.00  
TOTAL: \$6,982.50

OFFICIAL SEAL  
JAMES D ZAZAKIS  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 11/17/13

S Y  
P 2  
S N  
SC Y  
INT D

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ALTA Commitment (6/17/06)

## COMMITMENT FOR TITLE INSURANCE SCHEDULE A

### Exhibit A - Legal Description


**PARCEL 1:**

UNIT 2A IN THE SANCTUARY LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 20 TO 24 (EXCEPT THAT PART OF SAID LOTS, LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 1, AS CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED JULY 28, 1930 AS DOCUMENT 10713922) IN BLOCK 2 IN CARMICHAEL'S SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 1886 AS DOCUMENT 711837, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0803903001, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHTS TO THE USE OF P-13 AND ROOF DECK UNIT 2A, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0803903001.

REAL ESTATE TRANSFER		01/03/2013
	COOK	\$332.50
	ILLINOIS:	\$665.00
	TOTAL:	\$997.50
16-01-423-051-1006   20121201605218   RGAUWM		